

## Minutes for Thursday, June 14, 2018 Planning Board Meeting

**1. Call to Order:** The meeting was called to order at 6:58 PM

**2. Introduction of Attendees:** Present were: Chair Dave Johnson, Secretary Laura Chadbourne, Members Morris Gibely, Melanie Ridlon Eldracher, and Kevin Taylor. Absent: Alternate Member Ron Kiesman. Member of public: Ron Leavitt, Sweden property owner, was in attendance. CEO had conflict and was unable to attend the meeting.

**3. Minutes from the April 12, 2018 Meeting:** The minutes were reviewed by the group. Kevin Taylor moved and Melanie Ridlon Eldracher seconded the acceptance of the minutes as written. The motion passed unanimously.

**4. CEO's Report for April and May 2018:** CEO Arthur Dunlap began working for the town in late April 2018. Although unable to attend the meeting, the CEO submitted the April (partial) and May 2018 CEO reports. Chair Dave Johnson read through the CEO's report verbally. David Johnson moved and Morris Gibely seconded to record that the PB had reviewed the minutes and will vote on acceptance at their next meeting in July. The motion passed unanimously.

### 6. Communication & Bills

#### A. Correspondence Received and Sent (by date)

1. Letter from town Administrative Assistant (AA), Jenna Domer, dated 5/24/2018, to each PB member by mail. Letter included a welcome from AA and a "Welcome to the Planning Board" document which summarized key duties and responsibilities of PB members as well as AA's role in relation to the PB.

### 7. Old Business:

- A. None.

### 8. New Business:

#### A. Presentation by Administrative Assistant (AA) Jenna Domer:

1. MainlyWeb setting up a new official town website which Jenna will maintain going forward. Possibly complete by the end of the month. Also planning to set up a Facebook account to alert people when there are unexpected changes with meetings, inform public about meetings, and possibly even post jobs.
2. Email: Jenna communicates exclusively via the town-issued email; all agree that works for them. It was reinforced that PB members must not use personal accounts for town business.
3. Jenna reviewed what she is available to do for the Planning Board and where PB members need to support ourselves.

#### B. Presentation by Ron Leavitt regarding Popple Hill Estates subdivision (Map R9, Lot 2-A):

- Lived in Sweden last 12-13 years. Developer of Popple Hill Estates subdivision on Route 93 in Sweden.
- Handed each PB member a one page memo regarding water sprinkler system required for Popple Hill Estates vs. no sprinkler requirement for another subdivision in town. Memo notes he considers this unlawful discrimination.
- Subdivision was approved by the Planning Board in 2006. One of the requirements of approval of the Plan was for houses in the subdivision to have sprinklers. Mr. Leavitt did not sell any of the subdivision lots until just last year. Feels the sprinkler requirement was

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an impediment to sales initially and then the recession in 2008 arrived and no lots were selling at all.

- Mr. Leavitt noted that in the Sweden town reports there have been 11 houses built since 2012. Mr. Leavitt doubts that any of those homes had sprinklers (at that point, PB member Laura Chadbourne raised her hand and noted that her house does have a fire sprinkler system).
- Mr. Leavitt noted that he does not understand why the subdivision needs sprinkler system in each home. There is a cistern at the start of the subdivision, cost \$35,000. Sprinklers were not needed for Woodbury Hills, another subdivision in Sweden. Mr. Leavitt said that at one point, he asked the town why Woodbury Hills did not need sprinklers and was told that Woodbury was a cluster subdivision. Why does that make a difference? When phase 2 of Woodbury Hills was put in, it was a considerable distance from original cluster. Popple Hill subdivision is only 1.7 miles from Lovell fire station while Woodbury Hill subdivision is over 4 miles away.
- Mr. Leavitt showed subdivision drawings which include Note 13: "All principal dwellings are required to install internal residential sprinkler systems". He believes the Planning Board asked the fire department to opine on the plan and that the fire department recommended the sprinklers.
- Issue: cost of sprinklers means he is selling lots for less than he could have a few years ago and/or people not willing to buy. He is looking now to see if it's possible to make a change to the subdivision rules.
- PB Chair asked why Mr. Leavitt had not inquired about this sooner. Mr. Leavitt noted that no lots were selling a few years ago because of the recession, then he had some personal challenges which took priority.
- PB Chair noted that the board needs to research this and cannot provide an answer tonight. He also noted that the PB does not have the power to change this instantly; it likely requires some way of re-opening the subdivision since the requirement is written right on the final plan. Changing may not be easy.
- ACTION: Board Members all agreed to put this topic on the agenda for the next meeting in July and committed to having an update to Mr. Leavitt at that point.

### 9. Announcements:

- A. The next regular Meeting will be on Thursday, July 12<sup>th</sup> at 7:00 PM at the Sweden Town Office.
- B. The board has an opening for one Alternate Member (Alternate Members serve a 1-year term). Should anyone express interest, they can be appointed by the Selectmen.

A motion was made to adjourn the meeting. The Chair adjourned the meeting at 8:15 PM.

Respectfully submitted,

Laura Chadbourne  
Secretary, Sweden Planning Board